

Draft of 4/8/14

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
Wednesday, March 12, 2014
7:00PM

Officials Present

Craig Huffman, Chairman
Bill Gross, Vice Chairman
Mike Ashmore, Commissioner
Bill Mock, Commissioner
Tom Kerwin, Commissioner
Judy Lizza, Manager
Michael Schneider, Engineer
Matt DiFilippo, Secretary

Call to Order

Chairman Huffman called the meeting to order at 7:00PM.

Approval of Minutes

Upon motion and second (Ashmore/ Kerwin) the PC approved the minutes of February 12, 2014.

Public Comment

There was no public comment.

OLD BUSINESS

Final Land Development: Brandywine East, LP

It was reported that the application by Brandywine East, LP for final land development at Wilmington and Baltimore Pikes is on extension until June 9, 2014.

Text Amendment : Assisted Living in B-District, 1778 Wilmington Pike, Ed Morris

The applicant was not present.

NEW BUSINESS

PADEP Sewage Facilities Planning Module: 1516 Wilmington Pike (hotel), Brian McFadden

Engineer Schneider reported the procedure and asked for Chairman Huffman to sign the 4a component to the module. Chairman Huffman will sign the 4a component by the next planning meeting, April 9, 2014.

Upon motion and second (Huffman/ Kerwin) the PC approved signing the 4a component at the next planning meeting, April 9, 2014.

Sketch Plan Review: 1712 Wilmington Pike, IMA Consulting

John Jaros, attorney representing IMA Consulting, introduced the team of professionals present also representing IMA Consulting and in attendance to discuss IMA's plans for constructing and occupying an office building at 1712 Wilmington Pike. Mr. Jaros further explained the existing site conditions and zoning classifications.

Chuck Olivo, engineer representing IMA Consulting, explained the project in detail and presented the sketch plan. He reviewed setbacks, parking requirements, impervious coverage, access to the site off of Wilmington Pike, trash enclosures, stormwater collection, parking lot lighting, landscaping, onsite sewage and water well and plans and obtaining an easement to connect to public sewer and water.

George Wilson, architect representing IMA Consulting, described the actual building being proposed.

There was discussion between the applicants representatives and the commissioners concerning the following: solar energy use, retaining walls, connection to public sewage and water, sloping roof of the building, installing a sprinkler system in the building, obtaining the easement to connect to the gravity line running to Knight's Bridge Wastewater Treatment Plant, snow removal, frontage along Wilmington Pike and landscaping and the proposed Delaware County CAMO ordinance (Corridor Access Management Ordinance) proposed along Wilmington Pike.

Zoning Ordinance and Map Amendment: PBC to RM, Brandywine Drive, K. Hovnanian

John Jaros, attorney representing K. Hovnanian, introduced the reason for the applicant's petition to re-zone the parcel along Brandywine Drive currently zoned PBC (Planned Business Center) to RM (Residence Multi-Family). Chairman Huffman confirmed that the applicant was requesting a map change (PBC to RM) and a change to the RM definition to which Mr. Jaros concurred.

John Kennedy, land planner for the applicant, reviewed the site conditions and discussed the proposals for the site by the applicant, specifically, 114 luxury townhomes 26 – 32' wide to be marketed to "empty nesters," and called "Chadds Ford Crossing." Mr. Kennedy added that the curb cuts along Baltimore Pike will be removed and a pedestrian connection will be made to the Painters Crossing shopping center.

The proposed change to the RM definition was discussed primarily the buffer or boundary between the proposed new residential development and existing businesses, and setbacks and impervious coverage. Compared to the two other existing RM districts in the Township, this proposed RM district would be the only RM district surrounded by non-residential whereas the existing RM districts are surrounded by residential. It was pointed out by Commissioner Ashmore that when a Township's zoning ordinance and comprehensive plan aren't consistent

then the zoning ordinance takes precedence and K. Hovnanian's plan has a lesser setback and more impervious coverage proposal than what's allowed in RM. There was extensive discussion about maximum impervious coverage, setbacks and open space requirements as well as the two other RM sites in the Township: Springhill Farms and Soutpoint.

Commissioner Ashmore also noted that this change to the zoning for that parcel would create non-conforming issues for the neighbors since the neighbors are commercial, specifically concerning buffering.

Other topics discussed were the financial and traffic impacts on the township as well as the impact on the Unionville – Chadds Ford School District.

Matt Hammond, traffic engineer representing the applicant, discussed the traffic study completed on behalf of the applicant for the Township, proposed access to the development, retiming the traffic signals on either end of Brandywine Drive and traffic generations of the development compared to an office building and retail.

Public Comment: Chadds Ford Crossing by K. Hovnanian at Brandywine Drive

Rob Padula, Harvey Lane, expressed parking issues if only so many spaces are allowed for townhouse residents considering someone having guests.

Eric Gartner, Harvey Lane, expressed concerns over stormwater management and runoff effecting neighboring residents with specific examples.

Valerie Hoxter, Painters Crossing, inquired about specifics of the proposed townhome units and bathrooms and pointed out that it could be assumed that children will be living within the townhomes, too, and not just "empty nesters," thus impacting the Unionville – Chadds Ford School District.

There was continued discussion among the above-mention residents, the professionals representing the applicant and the commissioners regarding stormwater runoff, time constraints, the traffic study and the impact on the school district.

It was recommended that the opinion of the Township Solicitor Hugh Donaghue or Township ZHB Solicitor Frank Sbandi be garnered concerning the project.

New Business: Stormwater Issues

There was general discussion about stormwater runoff issues within the entire township. Some of the topics discussed among the commissioners were neighboring township's stormwater runoff ordinances, older lots built before stormwater issues were considered, conducting a watershed study, preserving open space, and current examples of recent developments within the township, such as the Estates at Chadds Ford and stormwater issues relative to such developments.

New Business: Tracking PC Projects

This item was not discussed.

Announcements

Wayne Grafton, professional representing J. Grace Co., requested a special meeting with the planning commissioners on a Monday because he cannot make Wednesday meetings because he also represents Thornbury Township and has a conflicting meeting schedule.

It was requested by the Board of Supervisors that the Planning Commission review the Township's current firearm ordinance.

Vice Chairman Gross tendered his resignation due to a conflict of interest by a new employer, PNC Bank. The bank asked him to resign from the Township Planning Commission.

Manager Lizza reported that a tentative date for May will be set for the Zoning Task Force to begin it's project addressing zoning within the Township.

Chairman Huffman reported that Ruggeri Cadillac has inquired about setting up its dealership at 1550 Wilmington Pike but needs and will request a zoning change from B to B1 to do so.

Adjournment

Upon motion and second (Kerwin/ Ashmore) the PC adjourned the meeting at 9:39PM.

Respectfully submitted,

Matt DiFilippo

Secretary